

**NOTICE OF PUBLIC HEARING
REGARDING THE FORMATION OF
CONVENTION CENTER FACILITIES DISTRICT NO. 2012-1
CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
THE LEVY OF A SPECIAL TAX THEREIN AND
THE PROPOSED ISSUANCE OF SPECIAL TAX BONDS**

TUESDAY, JANUARY 24, 2012

2:00 P.M.

**IN THE COUNCIL CHAMBERS IN THE SAN DIEGO CITY ADMINISTRATION BUILDING
12TH FLOOR, 202 "C" STREET
SAN DIEGO, CALIFORNIA**

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On Tuesday, December 6, 2011, the City Council of the City of San Diego (the "City") duly adopted its Resolution No. 307193 (the "Resolution of Intention") wherein it declared its intention to form a Convention Center Facilities District to be known as "Convention Center Facilities District No. 2012-1, City of San Diego, County of San Diego, State of California" (the "Convention Center Facilities District"), to levy a special tax within the Convention Center Facilities District, and to pay a portion of the costs of the contiguous expansion, construction, reconstruction, rehabilitation, replacement (at the same location) or upgrade of the existing San Diego Convention Center at 111 West Harbor Drive (the "Facilities"); and also adopted its Resolution No. 307194 (the "Resolution to Incur Bonded Indebtedness") wherein it proposed to authorize, over the life of the Convention Center Facilities District, a principal amount of debt not to exceed \$575,000,000 to finance the Facilities, all under and pursuant to Division 27 of Article 1 of Chapter 6 of the San Diego Municipal Code (the "Division"), incorporating by reference the "Mello Roos Community Facilities Act of 1982" (California Government Code section 53311 and following – the "Act"), as modified by the Division.

All of the specific provisions that are contained in the City's Resolution of Intention and its Resolution to Incur Bonded Indebtedness on file with the City Clerk will be collectively referred to in this Notice as the "Proposal;" and the two resolutions will be referred to collectively as the "Resolutions." This Notice contains a brief summary of the Proposal, but you may obtain copies of the Resolutions and other documentation at the City Clerk's Office or on the City Clerk's web site www.sandiego.gov/city-clerk.

The Proposal consists of (1) authorization of a special tax within the Convention Center Facilities District to finance any portion of the Facilities, (2) authorization of the issuance of debt for the same purpose, to be repaid from collections of the special tax and other revenues, and (3) the establishment of the initial annual appropriations limit for the Convention Center Facilities District.

In order to confer the authority upon the City Council to levy the special tax and to issue the bonds, a public hearing must be held on the Proposal, after which the City Council must determine to form the Convention Center Facilities District, and the qualified electors within the Convention Center Facilities District must then approve the Proposal, as it may be modified following the public hearing, by a two-thirds vote. As the Convention Center Facilities District may not authorize the City Council, at any time, to levy the special tax on any property that is not in use as a hotel (as that term is defined in the San Diego Municipal Code), and in particular may not authorize the City Council, at any time, to levy the special tax on property in use for residential purposes, the qualified electors are, pursuant to the Division, the owners of those properties within the Convention Center Facilities District that are not exempt from the special tax – namely, hotel properties. Where the property on which a hotel is located is owned by a public agency, the qualified elector is the entity leasing the property from the public agency. Further, as provided in the Division, votes are assigned to each hotel property in an amount proportional to the proposed special tax burden.

THIS IS THE NOTICE OF THE PUBLIC HEARING.

The public hearing will be held during the City Council meeting on Tuesday, January 24, 2012, at 2:00 p.m., or as soon thereafter as the City Council may reach the matter, in the City Council Chambers in the San Diego City Administration Building, 12th Floor, 202 "C" Street, San Diego, California.

At the public hearing, any persons interested may appear and be heard, and the oral or written testimony of all interested persons for or against any of the elements of the Proposal, will be heard and considered.

Any protests to the Proposal may be made orally or in writing by any interested persons except that any protests pertaining to the regularity or sufficiency of the proceedings must be in writing and shall clearly set forth the irregularities and defects to which objection is made. The City Council may waive any irregularities in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings. All written protests not presented in person by the protester at the public hearing must be filed with the City Clerk at or before the time fixed for the public hearing in order to be received and considered. Any written protest may be withdrawn in writing at any time before the conclusion of the public hearing.

Written protests by a majority of the owners of land within the Convention Center Facilities District not exempt from the proposed special tax, together with those leasing property from public agencies on which hotels are located, with all protests weighted as specified in the Division (in proportion to proposed special tax burden), will require suspension of these proceedings for at least one year. If such protests are directed only against certain elements of the Proposal, only those elements need be excluded from the proceedings.

In order to be counted toward a majority protest, a written protest must (1) identify the property owned (or leased if the property is owned by a public agency) by the person or entity submitting the protest; and (2) include proof that the person signing the protest is authorized to act for the property owner (or lessee of a public agency). Identification of the property may be by Assessor's parcel number or by the name and address of the hotel. Proof of authority may either be by corporate resolution, certificate of corporate secretary, or similar documentary proof for partnerships, trusts or other joint-ownerships; or the person signing the protest may conclude the written protest with the following statement:

I declare under penalty of perjury under the laws of the State of California that the undersigned is the authorized representative of the Landowner submitting this protest and is a person legally authorized and entitled to sign and submit this protest on its behalf, and that this declaration is executed on _____, 2012.

The Chief Financial Officer of the City has studied the Convention Center Facilities District and will provide, at or before the time of the public hearing, a report which will contain a brief description of the Facilities that in her opinion will be required to adequately meet the needs of the Convention Center Facilities District, together with estimates of the cost of financing the construction and equipping of the Facilities and an estimate of the incidental expenses related thereto. The report will be available for inspection by the public at or shortly before the public hearing and will become a part of the record of the public hearing. Questions should be directed to Charles Wilcox, Debt Coordinator, Debt Management, Department of Finance, City of San Diego, (619) 533-4519.

Elizabeth S. Maland
City Clerk of the
City of San Diego



City of San Diego
Attn: Elizabeth Maland, City Clerk
202 "C" Street, 2nd Floor
San Diego, CA 92101

Property Owner/Operator
Address Line 1
Address Line 2

NOTICE OF PUBLIC HEARING

Regarding: Proposed City of San Diego Convention Center Facilities District No. 2012-1